



50 Estuary Park, Llanelli, SA14 8UF
£95,000



A lovely two bedroom detached park home that is tucked away in a quiet cul-de-sac setting at Estuary Park, Llangennech. This over 50's retirement complex is situated in the heart of Llangennech and is set within close proximity to the local amenities.

Briefly comprising of entrance hallway, lounge, kitchen/diner, conservatory, two bedrooms with en-suite to master and shower room. Set on a generous plot with well maintained front and rear gardens plus a garage and driveway.

Must be seen!!!

Entrance

Entered via an obscure uPVC double glazed door into:

Hallway

Coving to ceiling, dado rail, vinyl flooring, radiator, doors to:

Lounge

17'4" x 9'8" (5.29 x 2.97)
uPVC double glazed windows x2,
uPVC double glazed bay window,
radiator x2, decorative fireplace, double doors into:

Kitchen/Diner

21'10" x 9'4" (6.67 x 2.87)
Fitted with a range of wall and base units with work surface over, stainless steel sink with drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, space for free standing electric cooker with extractor fan over, breakfast bar, slate effect vinyl flooring, tiled splash back, spotlights to dining area, uPVC double glazed window, obscure uPVC double glazed door into:





Conservatory

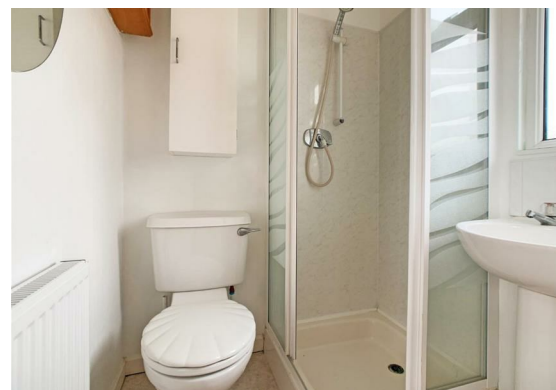
8'2" x 8'5" (2.49 x 2.57)

Tiled floor, uPVC double glazed windows, uPVC double glazed door.

Shower Room

6'11" x 6'5" (2.12 x 1.96)

Fitted with a three piece suite comprising of adapted shower, W.C and vanity unit housing wash hand basin, vinyl flooring, part tiled walls, chrome heated towel rail, extractor fan, obscure uPVC double glazed window.



Bedroom One

12'5" x 9'4" (3.81 x 2.87)

uPVC double glazed window, built in wardrobes, vinyl flooring, radiator, arch way through to dressing area(with further built in wardrobe space and:

En-suite

4'8" x 4'5" (1.44 x 1.36)

Fitted with a three piece suite comprising of shower W.C and wash hand basin, part panelled wall, vinyl flooring, obscure uPVC double glazed window, extractor fan.



Bedroom Two

11'3" x 9'5" (3.45 x 2.89)

uPVC double glazed bay window, built in wardrobes, radiator, coving.

External

This lovely park home is set on a very generous plot with driveway and garage to side. A wooden gate leads to the enclosed rear garden which has been landscaped to provide a patio area and gated lawn with mature plants and shrubs and decorative patios. Must be seen!!!





Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	